CITY HALL COUNCIL CHAMBERS
SANTA MARIA, CALIFORNIA
REGULAR MEETING

SEPTEMBER 21, 2010

INVOCATION:
Assistant City Manager Haydon gave the invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG:
Councilmember Orach led the Pledge of Allegiance.

CALL TO ORDER:
Mayor Lavagnino called the Regular Meeting of the City Council to order at 6:30 p.m.

ROLL CALL:
MEMBERS PRESENT
Councilmembers Cordero, Orach, Patino, Zacarías, and Mayor Lavagnino.

STAFF MEMBERS PRESENT
City Manager Ness, City Attorney Trujillo, Assistant City Manager Haydon, Fire Chief Jones, Director of Public Works/City Engineer Whitehead, Director of Utilities Sweet, Police Chief Macagni, Director of Community Development Appel, Director of Recreation and Parks Posada, Director of Administrative Services Visé, Community Programs Manager Coelho-Hudson, Planner III Halvorson, and Chief Deputy City Clerk Perez.

VOLUNTEER OF THE MONTH
Councilmember Orach presented a gift to Adrian Sepulveda, the Recreation and Parks Volunteer of the Month for September 2010 for his dedication and commitment as a volunteer coach in both the Youth Tee Ball and Summer Youth Basketball Programs.

PROCLAMATION – JOHN STANLEY ROBERTS
Councilmember Zacarías read a proclamation declaring September 25, 2010, as "John Stanley Roberts Day" in the City of Santa Maria in celebration of his 100th Birthday and presented the proclamation to Mr. Roberts.

PROCLAMATION – FAMILY DAY
Councilmember Patino read a proclamation declaring September 28, 2010, as "Family Day – A Day to Eat Dinner with Your Children" in the City of Santa Maria and urging all residents to recognize and participate in this observance. The proclamation was accepted by Jada Clark, Fighting Back Santa Maria Valley.

PROCLAMATION – FIRE PREVENTION WEEK
Councilmember Cordero read a proclamation declaring the week of October 3 through 9, 2010, as "Fire Prevention Week " in the City of Santa Maria and urging all residents to protect their homes and families by heeding the potentially life-saving messages of "Fire Prevention Week 2010," and to support the many activities and efforts of fire and emergency services. The proclamation was accepted by Fire Chief Jeff Jones.

PROCLAMATION – ARTS AND HUMANITIES MONTH
Councilmember Orach read a proclamation declaring the month of October 2010, as "Arts and Humanities Month" in the City of Santa Maria, and calling upon all residents to celebrate and promote our nation's arts and culture, and encouraging greater participation in taking action for the arts and humanities within our community. The proclamation was accepted by Craig Shafer, President of the Santa Maria Arts Council.

PROCLAMATION - FILIPINO AMERICAN HISTORY MONTH
Mayor Lavagnino read a proclamation declaring the month of October 2010, as "Filipino American History Month" in the City of Santa Maria and recognizing this as a favorable time to study the advancement of Filipino Americans in the history of the United States,

as a favorable time of celebration, remembrance, reflection, and motivation, and a relevant time to renew efforts toward research, examination, and promulgation of Filipino American history and culture, in order to provide an opportunity for all residents to learn and appreciate more about Filipino Americans and their historic contributions. The proclamation was accepted by Rosie Marquez, Annie Mosqueda and Charles Lara.

PUBLIC COMMENT

Joyce Howerton spoke regarding Items 4 & 5 as she was unable to stay for those items. She said she was representing Santa Barbara County Action Network and was strongly opposed to the General Plan Amendment and Zone Change because it would take away the last land zoned for a mobile home park. The City should support housing types for all residents.

Larry Cooney, Central Coast Rescue Mission, introduced himself and talked about the services of the Rescue Mission.

John McCoy, Jr., spoke about having a colorful water tower at both ends of the All-America City to represent all the ethnic groups of the City. He displayed renderings of what the towers could look like.

Roy Allen spoke on behalf of the Alzheimer's Association and thanked the Council for supporting the Association with CDBG funding. He presented Councilmember Patino with a plaque thanking her for her advocacy and efforts in support of the Association and presented the Council with T-shirts commemorating World Alzheimer's Day on September 21, 2010.

Isaac Berumen, representing the Latino Business Council, thanked the Council for participating and supporting Las Fiestas Patrias.

Joey Mullins spoke about a recent article in the Santa Maria Sun regarding Jose Vargas and opposed him as a candidate for City Council.

Glenda Stafford spoke about the circus that was in town several weeks ago and disagreed with the City using tax dollars to allow them to continue to operate. She said it was shocking what the town was becoming.

CONSENT CALENDAR

Councilmember Zacarías indicated she would be abstaining from Item 3F.

Consent Calendar Items 3A through 3J were approved on motion by Councilmember Orach, seconded by Councilmember Patino, and carried on the following vote:

AYES:	Councilmembers Cordero, Orach, Patino, Zacarías (except Item 3F), and Mayor Lavagnino
NOES:	None
ABSENT:	None
ABSTAIN:	Councilmember Zacarías (Item 3F only)

A. ORDINANCES

The reading in full of all ordinances and resolutions was waived. Ordinances on the Consent Calendar were adopted by the same vote cast at the first reading unless City Council indicated otherwise.

B. MINUTES

The Minutes of the Regular City Council Meeting of September 7, 2010, were approved as submitted.

C. BOND RELEASE

The City Council accepted as complete certain public improvements associated with Parkland Cottages, Tract 5908, and authorized the release of a Faithful Performance Bond in the reduced amount of $10,000 for the installation of required boundary walls, with an order that the Contractor, Labor and Material Bond be retained until March 2011.

D. WARRANTS
Warrant Nos. 161349 to 161610 totaling $2,399,322.29 were ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Administrative Services. Warrant Nos. 161210 and 161435 were cancelled.

E. PAYROLL
Payment of payroll was ordered ratified subject to having been certified by the proper Department Heads, as shown on records on file in the Department of Administrative Services and having been approved for payment by the Director of Administrative Services.

F. ENTERTAINMENT LICENSE
Resolution No. 2010-108 was adopted approving an Entertainment License for Cue & Cushion Recreational Family Center at 415 S. Blosser Road to allow karaoke singing contests with live music on Thursday from 8:00 p.m. to 12:30 a.m.

Resolution No. 2010-108 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING AN ENTERTAINMENT LICENSE FOR CUE & CUSHION RECREATIONAL FAMILY CENTER.

G. GROWTH MITIGATION COMPLIANCE REPORT
The City Council received and filed the 2009-10 Growth Mitigation Annual Compliance Report.

H. ANNUAL ACTION PLAN
Resolution No. 2010-109 was adopted approving the Amended Annual Action Plan for Fiscal Year 2010-11 for CDBG Program and the HOME Investment Partnerships Program funds.

Resolution No. 2010-109 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE AMENDED ANNUAL ACTION PLAN FOR FISCAL YEAR 2010-11 FOR THE USE OF FEDERAL FUNDS UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND THE HOME INVESTMENT PARTNERSHIPS PROGRAM AND AUTHORIZING THE CITY MANAGER TO SUBMIT THE AMENDED PLAN ON BEHALF OF THE CITY OF SANTA MARIA TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

I. AWARD OF BID
Resolution No. 2010-110 was adopted awarding the bid and approving an agreement with Central Coast Remedial Resources, Inc., (CCRRI) for the Santa Maria Regional Landfill Multi-Year NHIS Rolling Closure Project, Bid No. 2011/03.

Resolution No. 2010-110 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING A CONTRACT WITH CENTRAL COAST REMEDIAL RESOURCES, INC., (CCRRI) FOR SANTA MARIA REGIONAL LANDFILL MULTI-YEAR NHIS ROLLING CLOSURE, BID NO. 2011/03.

J. INTENT TO ANNEX
Resolution No. 2010-111 was adopted expressing intent to annex SMAT Maintenance and Operations Facility and New Beginnings Church into the Southwest Landscape and Lighting District; Verizon Wireless into the South Miller Street/South College Drive Landscape and Lighting District; and Depot Street Parcel Map, North Broadway Shopping Center, and Sharer Brothers Center into the Northwest Landscape and Lighting District.

Resolution No. 2010-111 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, INITIATING PROCEEDINGS AND DECLARING THE INTENTION TO ANNEX TERRITORY TO ASSESSMENT DISTRICTS PURSUANT TO THE "LANDSCAPE AND LIGHTING ACT OF 1972" (SMAT M & O FACILITY; NEW BEGINNINGS CHURCH; VERIZON WIRELESS; DEPOT STREET PARCEL MAP; NORTH BROADWAY SHOPPING CENTER; AND SHARER BROS. CENTER).

GENERAL PLAN AMENDMENT, ZONE CHANGE AND SPECIFIC PLAN AMENDMENT FOR HERITAGE AT WESTGATE RANCH, GPZ-2010-002, SPZ-2010-001, E-2010-021, LOCATED NORTH OF BATTLES ROAD, SOUTH OF LA BREA AVENUE, EAST OF "A" STREET AND WEST OF BLOSSER ROAD WITHIN THE BLOSSER-SOUTHWEST SPECIFIC PLAN. ASSESSOR'S PARCEL NUMBER 117-240-029 (52.6 ACRES).

Planner III Halvorson gave the staff report. The City Council will consider a recommendation from the Planning Commission regarding amendments to the General Plan (Land Use), Zoning and the Blosser-Southwest Specific Plan for a 52.6 acre property located within the Blosser-Southwest Specific Plan, Assessor's Parcel No. 117-240-029. On April 19, 2006, the Planning Commission approved 375 modular residential units on the Heritage project site. The previous project was named Mattei's Landing but has been renamed to Heritage at Westgate Ranch. The Mattei's Landing project included several amenities such as recreational/common landscaped open space, a community facility, RV storage and two on-site staff apartments. Due to the economic climate and the changes to the residential market, the previous project was never built. The applicant decided to change the project from modular residential units (with leased land) to traditional (stick-built) single family homes on individually owned lots. In addition, the residential unit count has decreased from 375 residential units to 296 residential units. The overall residential unit count within the Blosser-Southwest Specific Plan area has also decreased.

The environmental impacts of this project have been adequately addressed in a Final Environmental Impact Report (EIR), E-88-10, and the Supplement to the EIR, E-2003-022, (SCH#90010930) for the City of Santa Maria Sphere of Influence Boundary Amendment and Concurrent Annexation Project certified on September 1, 1992. No further environmental review is required.

This project includes an amendment to the General Plan (Land Use) to change the 52.6 acres from MHP (Mobile Home Park) to LMDR-8 (Low Medium Density Residential); a rezone from PD/RMH (Planned Development/Residential Mobile Home Park) to PD/RSL-1 (Planned Development/Single-Family Small Lot Residential); an amendment to the Blosser-Southwest Specific Plan (Land Use Plan) from MHP (Mobile Home Park) to LMDR (Low Medium Density Residential); an amendment to the Blosser-Southwest Specific Plan (Zoning Map) from PD/RMH (Planned Development/Residential Mobile Home Park) to PD/RSL-1 (Planned Development/Single Family Small Lot Residential); and amendments to Sections 2 and 3 of the Blosser-Southwest Specific Plan to include minor revisions to text, tables, figures and land uses relating to the land use and zoning changes.

On September 1, 2010, the Planning Commission adopted Resolution Nos. 2574, 2575, and 2576 recommending the City Council approve the project on a 4-1 vote with Commissioner Andrade opposing. A Planned Development Permit is being reviewed concurrently by the Planning Commission.

Mayor Lavagnino, Councilmember Patino, Councilmember Zacarías, and Councilmember Orach announced that they had met with the developer or developer's representative.

Laurie Tamura, Urban Planning Concepts, spoke in favor of the project. She explained the previous project and why that project was no longer feasible.

Jon Martin, developer for the project, stated the Heritage at Westgate Ranch project and the Siena Apartments project were connected. He said they wanted to change the method of construction from manufactured homes to site-built homes and reduce the density of the project. He explained their community out-reach efforts and indicated that after several meetings there was no opposition to the project. Both the previous project and this project were geared toward moderate-income families. Through focus groups, they found that there were objections in that income group to manufactured homes because they were seen as inferior to site-built homes. They determined that site-built homes were actually less expensive than manufactured homes. He talked about the objections to rezoning property zoned for mobile home parks and said the

previous project was never intended to be a senior mobile home park. With this project, they were trying to offer homes to the same demographic group as the previous project.

Mayor Lavagnino asked if the streets would be maintained by a Homeowner's Association rather than the City.

Mr. Martin explained that they would be maintained by the Homeowner's Association through dues.

Councilmember Zacarías stated that originally she was disappointed that it was not going to be a mobile home park and appreciated the explanation that it was never intended to be. She asked about the proposed lighting and if it was a decrease in the level of lighting.

Mr. Martin stated the level of lighting would still meet the basic standard; however, the design of the street lights would be different than what the City normally approved.

Councilmember Patino stated she was pleased that the density was being reduced. She asked what the monthly dues would be for the Homeowner's Association. She also asked how many parking spaces would be provided for each unit and when he hoped to get started on the project.

Mr. Martin explained they really didn't know what the dues would be at this time, but it would probably be about $80 to $100 per month. He explained that there would be perpendicular parking areas throughout the development as well as garages for each home and full-length driveways. He said he hoped to start in mid 2011.

Mayor Lavagnino opened the Public Hearing.

William Heintz, Vice President of the North Santa Barbara County Mobile Home Team, spoke in opposition to the project. He felt the property should remain zoned for mobile homes parks and rebutted some of Mr. Martin's comments. He also talked about the oil wells under this property and the need for a thorough investigation.

Nancy Johnson, representing the League of Women Voters, spoke in opposition to the project. She hoped that this project would be comparable to the previous project for moderate-income residents.

Joan Leon, representing the Santa Maria Community Coalition, spoke in opposition to the project. She did not feel the public had an equal opportunity to address this project. She gave three reasons why this project should be denied.

Mike Grogan, Santa Maria Bonita School District, stated he was not there to support or oppose the project. This type of project would be a kid generator and impact the schools. He asked what the large family daycare would include. Their major concern was the safety of children going to and from school.

Planner III Halvorson stated the large family daycare would allow up to 14 children in the home. With this change, a large family daycare would not require a conditional use permit.

Jeannie Barrett spoke in opposition to the project because the City was making housing decisions without an approved Housing Element. She talked about the concern of her clients regarding the lack of low-income housing and the loss of the mobile home park zoned property.

Director of Community Development Appel explained the status of the Housing Element with the Department of Housing and Community Development. He said the Council was free to move forward with this project based on the current Housing Element.

Tom Rose stated he lived near this project. He spoke in favor of the project because it was going to raise his property values and would decrease crime in the area. He felt it was perfect for the City.

Jon Martin stated they were trying to increase the supply of reasonably-priced housing in the community. Apartments were the most reasonably-priced housing which was why this project went hand-in-hand with the Siena project.

Hearing no further requests to speak, Mayor Lavagnino closed the Public Hearing.

Councilmember Cordero stated he had some difficulty with this project. He could see the reasoning behind it. He talked to people at a mobile home park. Everyone he spoke with said they could not afford to buy one of these homes. He saw the older people in the community being underserved. He was not convinced that the City should not go ahead with the original project that was approved for modular homes. There were a lot of things they were asking the City to approve that were not standard, and he would not be supporting this project.

Councilmember Zacarías asked what the price of the manufactured homes for the Mattei's Landing project would have been.

Jon Martin stated they were about $200,000 to $250,000 plus the lease of the land. They did mini-focus groups with seniors. The seniors said they were interested in being in mobile home parks provided they were age-restricted. They never planned for the Mattei's Landing to be age-restricted for seniors. It was always meant to be for families.

Councilmember Zacarías stated what she was struggling with was the loss of mobile home park zoned land. The City had to create a variety of living environments, and mobile homes created part of that variety. However, what she was hearing was that the Mattei's Landing project was never a mobile home park that would have created affordability for families.

Mayor Lavagnino stated the Mattei's Landing project was manufactured homes in the $200,000 range and were actually more expensive to build than stick-built homes. Also, the people would not own the land, they would be leasing the land. He saw this project as an improvement over the original project. If this project was not approved, he feared the developer would walk away and leave the land vacant.

Councilmember Patino stated she was trying to balance this with the previous project. This project would be less dense and have more amenities. She asked how guests to the development would be managed and how the number of people living in a unit would be managed.

Laurie Tamura stated all guests would be required to use the Battles Road gate. There would be two-, three-, and four-car garages with full-length driveways. There would be parking in designated areas, and no parking would be allowed on the streets. Parking would be managed by the Homeowner's Association. The most successful Homeowner's Associations were professionally managed which this project would be. She said the number of people living in a unit was one thing the Homeowner's Association could not control, but they could control parking.

Councilmember Zacarías commended them for the large-family daycare homes.

Councilmember Orach said he was dismayed that there was such a disconnect between how the original project was perceived and this project. They never proposed a senior mobile home park. A gated community would be more secure. Mr. Towbes and Mr. Martin developed other projects in the community that were well-managed, very professional projects. He felt this was a good project.

Resolution No. 2010-112 was adopted on motion by Councilmember Patino, seconded by Councilmember Orach, and carried on the following vote:

AYES: Councilmembers Orach, Patino, Zacarías, and Mayor Lavagnino
NOES: Councilmember Cordero
ABSENT: None
ABSTAIN: None

Resolution No. 2010-112 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, FINDING THAT THE ENVIRONMENTAL IMPACTS OF THE HERITAGE AT WESTGATE RANCH PROJECT HAVE BEEN ADEQUATELY ADDRESSED IN A PREVIOUS EIR AND SUPPLEMENTAL EIR, E-88-10, E-2003-022, E-2010-021 FOR THE GENERAL PLAN AMENDMENT, ZONE CHANGE, SPECIFIC PLAN AMENDMENT AND PLANNED DEVELOPMENT PERMIT FOR HERITAGE AT WESTGATE RANCH, GPZ-2010-002, SPZ-2010-001, TRACT 5969 AND PD-2010-004, LOCATED NORTH OF BATTLES ROAD, SOUTH OF LA BREA AVENUE, EAST OF "A" STREET, AND WEST OF BLOSSER ROAD.

Resolution No. 2010-113 was adopted approving an amendment to the General Plan (Land Use) for Heritage at Westgate Ranch on motion by Councilmember Patino, seconded by Councilmember Orach, and carried on the following vote:

AYES: Councilmembers Orach, Patino, Zacarías, and Mayor Lavagnino
NOES: Councilmember Cordero
ABSENT: None
ABSTAIN: None

Resolution No. 2010-113 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING AN AMENDMENT TO THE GENERAL PLAN (LAND USE) FOR HERITAGE AT WESTGATE RANCH, GPZ-2010-002, SPZ-2010-001 AND E-2010-021, LOCATED NORTH OF BATTLES ROAD, SOUTH OF LA BREA AVENUE, EAST OF "A" STREET, AND WEST OF BLOSSER ROAD.

Ordinance No. 2010-07 rezoning the 52.6 acre site, amending the Blosser-Southwest Specific Plan Land Use Plan, Zoning Map, and Sections 2 and 3 for the Heritage at Westgate Ranch project was introduced by title only for first reading and continued to the next meeting for second reading and adoption on motion by Councilmember Patino, seconded by Councilmember Orach, and carried on the following vote:

AYES: Councilmembers Orach, Patino, Zacarías, and Mayor Lavagnino
NOES: Councilmember Cordero
ABSENT: None
ABSTAIN: None

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AMENDING THE BLOSSER-SOUTHWEST SPECIFIC PLAN LAND USE PLAN, ZONING MAP, SECTIONS 2 AND 3 OF THE BLOSSER-SOUTHWEST SPECIFIC PLAN AND REZONING FOR THE HERITAGE AT WESTGATE RANCH PROJECT, GPZ-2010-002, SPZ-2010-001, E-2010-021, LOCATED NORTH OF BATTLES ROAD, SOUTH OF LA BREA AVENUE, EAST OF "A" STREET, AND WEST OF BLOSSER ROAD.

HERITAGE AT WESTGATE RANCH TENTATIVE TRACT MAP, TRACT 5969, LOCATED NORTH OF BATTLES ROAD, SOUTH OF LA BREA AVENUE, EAST OF "A" STREET AND WEST OF BLOSSER ROAD.

Planner III Halvorson gave the staff report. The City Council will consider a recommendation from the Planning Commission to approve a tentative tract map, Tract 5969, that would create 296 residential lots and 19 common lots. The residential lots range in size from 4,513 square feet to 9,070 square feet. Currently the project site consists of one lot that has a gross acreage of 53.2 and a new project acreage of 52.6. The subject site currently has a General Plan designation of MHP (Mobile Home Park) and a zoning designation of PD/RMH (Planned Development/Residential Mobile Home Park). In order to accommodate the new project, the applicant has applied for a General Plan amendment and zone change as were previously discussed. The proposed residential lots do not meet all the minimum building site requirements in the RSL-1 zoning district. A total of 26 lots, out of 296 proposed lots, do not meet minimum lot size or width requirements. Sixteen of the corner lots are less than the required 5,000 square feet minimum. The under-sized corner lots range from 4,593 square feet to 4,983 square feet. Additionally, ten other lots, due to their location on cul-de-sac knuckle lots, do not meet the minimum street frontage of 45 feet. These ten lots range from 20 feet to 44 feet in width. The subdivision map would be allowed with City

Council approval of the smaller lots and narrower lots, provided that the overall density of the project is consistent with the General Plan.

On September 1, 2010, the Planning Commission adopted Resolution No. 2577 recommending the City Council approve the tentative tract map on a 4-1 vote with Commissioner Andrade opposing.

Mayor Lavagnino, Councilmember Patino, Councilmember Zacarías, and Councilmember Orach announced that they had met with the developer or developer's representative.

Director of Public Works/City Engineer Whitehead announced that he had prepared a memorandum making amendments to the Subdivision Committee Minutes that were attached to the Agenda Report.

Planner III Halvorson announced there was also an amendment to the resolution which addressed the changes in Director Whitehead's memorandum.

Mayor Lavagnino opened the Public Hearing.

William Heintz requested the Council vote no on this project for the same reasons he gave previously regarding the General Plan Amendment and Zone Change.

Laurie Tamura spoke in favor of the project and talked about the amenities and design standards for the project.

Jeannie Barrett spoke against this project and felt it was not in compliance with the City's General Plan. She said the City was holding itself open for litigation if they approved this project.

City Attorney Trujillo stated he did not agree with Ms. Barrett's analysis. The statutes she cited did not apply to Charter cities, and the State Department of Housing and Community Development had not decertified the City's current Housing Element and had not ordered the City to stop approving development projects.

Hearing no further requests to speak, Mayor Lavagnino closed the Public Hearing.

Resolution No. 2010-114 as amended was adopted approving the Tentative Tract Map for Heritage at Westgate Ranch, Tract 5969, located north of Battles Road, south of La Brea Avenue, east of "A" Street and west of Blosser Road on motion by Councilmember Patino, seconded by Councilmember Orach, and carried on the following vote:

AYES: Councilmembers Orach, Patino, Zacarías, and Mayor Lavagnino
NOES: Councilmember Cordero
ABSENT: None
ABSTAIN: None

Resolution No. 2010-114 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE TENTATIVE MAP FOR HERITAGE AT WESTGATE RANCH, TRACT 5969, NORTH OF BATTLES ROAD, SOUTH OF LA BREA AVENUE, EAST OF "A" STREET, AND WEST OF BLOSSER ROAD.

GENERAL PLAN AMENDMENT, ZONE CHANGE AND SPECIFIC PLAN AMENDMENT FOR THE SIENA APARTMENTS, GPZ-2010-001, SPZ-2010-001, E-2010-001, E-2010-013, LOCATED AT THE NORTHWEST CORNER OF BLOSSER ROAD AND SONYA LANE, WITHIN THE BLOSSER-SOUTHWEST SPECIFIC PLAN (10.75 ACRES).

Planner III Halvorson gave the staff report. The City Council will consider a recommendation from the Planning Commission regarding amendments to the General Plan (Land Use), Zoning and Blosser-Southwest Specific Plan for a 10.75 acre property located at the northwest corner of Blosser Road and Sonya Lane. On August 3, 2005, the Planning Commission approved the Siena project to allow the development of 117 residential airspace condominiums. Due to the economic climate and the changes to

the residential condominium market, the applicant decided to request a change to the project to allow the development of 211 residential apartments. Although the residential unit count increased from 117 to 211 residential units, the overall residential unit count within the Blosser-Southwest Specific Plan area has decreased. The environmental impacts of this project have been adequately addressed in a Final Environmental Impact Report (EIR), E-88-10, and the Supplement to the EIR, E-2003-022, (SCH#90010930) for the City of Santa Maria Sphere of Influence Boundary Amendment and Concurrent Annexation Project certified on September 1, 1992. No further environmental review is required.

The subject property consists of 10.75 acres. The project includes an amendment to the General Plan (Land Use) from MDR-12 (Medium Density Residential) to HDR-22 (High Density Residential); a zone change from PD/R-2 (Planned Development/Medium Density Residential) to PD/R-3 (Planned Development/High Density Residential); an amendment to the Blosser-Southwest Specific Plan (Land Use Plan) from MDR-12 (Medium Density Residential) to HDR-22 (High Density Residential); an amendment to the Blosser-Southwest Specific Plan (Zoning Map) from PD/R-2 (Planned Development/Medium Density Residential) to PD/R-3 (Planned Development/High Density Residential); and an amendment to Section 2 of the Blosser-Southwest Specific Plan to include minor revisions to text, tables and figures relating to the land use and zoning changes.

On August 18, 2010, the Planning Commission adopted Resolution Nos. 2568, 2569, and 2570 recommending the City Council approve the project on a 5-0 vote.

Mayor Lavagnino opened the Public Hearing.

Michael Towbes stated the Planning Commission unanimously approved this project so it appeared there were no design concerns. He stated he met with the neighbors to discuss the difference between the condominium project and this apartment project. He said he had suggested the second exit onto Battles Road after staff expressed concerns. Once condos were sold, there was no control over who lived in them. His firm managed over 2,000 rental units. There would be two to three full-time staff persons living on the property as well as a maintenance staff. This would be a gated community. Because of the size of the units, this would be an ideal development for singles and young couples.

Mike Grogan, Santa Maria Bonita School District, stated they were concerned about the safety of their students and the one exit onto Sonya Lane. They were pleased that there would be a second exit onto Battles Road. Even with the slow down in housing, the School District was growing. They wanted the Council to be aware there would be an impact to the District.

Hearing no further requests to speak, Mayor Lavagnino closed the Public Hearing.

Resolution No. 2010-115 finding that the Environmental Impacts of the project have been addressed was adopted on motion by Councilmember Patino, seconded by Councilmember Orach, and carried on the following vote:

AYES: Councilmembers Cordero, Orach, Patino, Zacarías, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2010-115 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, FINDING THAT THE ENVIRONMENTAL IMPACTS OF THE SIENA APARTMENTS HAVE BEEN ADEQUATELY ADDRESSED IN A PREVIOUS EIR AND SUPPLEMENTAL EIR, E-88-10, E-2003-022, E-2010-013 FOR THE GENERAL PLAN AMENDMENT, ZONE CHANGE, SPECIFIC PLAN AMENDMENT AND PLANNED DEVELOPMENT PERMIT FOR THE SIENA APARTMENTS, GPZ-2010-001, SPZ-2010-001, TRACT 5970 AND PD-2010-003, LOCATED AT THE NORTHWEST CORNER OF BLOSSER ROAD AND SONYA LANE.

Resolution No. 2010-116 was adopted approving an amendment to the General Plan (Land Use) for the Siena Apartments Project on motion by Councilmember Patino, seconded by Councilmember Orach, and carried on the following vote:

AYES: Councilmembers Cordero, Orach, Patino, Zacarias, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2010-116 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING AN AMENDMENT TO THE GENERAL PLAN (LAND USE) FOR THE SIENA APARTMENTS, GPZ-2010-001, SPZ-2010-001, AND E-2010-013, LOCATED AT THE NORTHWEST CORNER OF BLOSSER ROAD AND SONYA LANE.

Ordinance No. 2010-08 rezoning the 10.75 acre site, amending the Blosser-Southwest Specific Plan Land Use Plan, Zoning Map, and Section 2 for the Siena Apartments project was introduced by title only for first reading and continued to the next meeting for second reading and adoption on motion by Councilmember Patino, seconded by Councilmember Orach, and carried on the following vote:

AYES: Councilmembers Cordero, Orach, Patino, Zacarias, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

Ordinance No. 2010-08 introduced. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP, THE BLOSSER-SOUTHWEST SPECIFIC PLAN LAND USE PLAN/ZONING MAP AND SECTION 2 OF THE BLOSSER-SOUTHWEST SPECIFIC PLAN FOR THE SIENA APARTMENTS, GPZ-2010-001, SPZ-2010-001, E-2010-013, LOCATED AT THE NORTHWEST CORNER OF BLOSSER ROAD AND SONYA LANE.

Councilmember Zacarias suggested the Council discuss in the future the possibility of adding another mobile home park in the City.

CITY MANAGER'S REPORT

City Manager Ness reported on items anticipated for the October 5, 2010, City Council meeting including a public hearing for the Cole Development Agreement, a report on the Neighborhood Stabilization Project, a presentation on the Chumash employee parking lot, an amendment to the Nuisance Abatement Ordinance, and a presentation on Proposition 22.

ORAL REPORTS BY COUNCILMEMBERS

Councilmember Cordero reported he attended his first CAC meeting, the business appreciation luncheon, a fundraiser for the Boys and Girls Club, a meeting on the Ten-Year Plan for Homelessness Prevention, met with Bill Cordero at Allan Hancock College, attended a United Way meeting, appeared on the Sunny Country radio show, attended the Las Fiestas Patrias celebration, appeared on the Ben Heighes radio show, and attended the Day Reporting Center open house.

Councilmember Patino reported she attended the Santa Maria Valley Education Council Business Appreciation luncheon, the Hats for Hope fundraiser, and the Peace Week luncheon.

Mayor Lavagnino reported he attended a quarterly schools meeting at Allan Hancock College, the Santa Maria Valley Industrial Education Council Business Appreciation Lunch, the Tastes of Mexico fundraiser, an Airport District Board Meeting, the SBCAG and APCD meetings, and the open house of the new Day Reporting Center.

Councilmember Zacarías reported she attended the Las Fiestas Patrias celebration, the Family Care Network's Taste of the Central Coast fundraiser, and the open house for the Day Reporting Center. She reminded the Council of the FDIC Foreclosure Fraud Workshop tomorrow.

Councilmember Orach reported he attended a meeting of the All-America City Committee, the Quarterly Schools meeting, the Tastes of Mexico fundraiser, and the Peace Week luncheon.

ADJOURNMENT

There being no further business to come before the City Council at this time, the meeting was declared adjourned at 9:20 p.m. by Councilmember Patino in honor of Mike Draper, her cousin, who was a great athlete and a great supporter of the community.

APPROVED

October 5, 2010
Date

Chief Deputy City Clerk and ex officio Clerk of the City Council

ATTEST

Chief Deputy City Clerk

Mayor of the City of Santa Maria